

# Ella Road

West Bridgford  
Nottingham  
NG2 5GX

Guide Price £425,000 -  
£450,000



- A period semi-detached home
- Offering excellent potential for a family home
- Close to local amenities
- Sought-after central West Bridgford location
- Council Tax Band - C
- Currently configured as a six-bedroom HMO
- Off road parking
- Highly regarded school catchment area
- Viewing essential!
- Tenure - Freehold

 0115 841 1155

## Ella Road, West Bridgford, Nottingham, NG2 5GX

### Key Features

GUIDE PRICE £425,000 - £450,000. A semi-detached period home in the highly sought-after central West Bridgford area, currently configured as a six-bedroom HMO but offering excellent potential to be converted back into a four-bedroom family home. The property is ideally located within highly regarded school catchment areas and is just a short walk from a range of coffee bars, restaurants and local amenities.

The property is entered via an entrance porch leading into a reception hall with stairs rising to the first floor. From the hall there are doors to two bedrooms, a downstairs shower room, and a generous fully fitted kitchen to the rear. With minimal alterations, the ground floor could easily be reconfigured back to a traditional lounge and dining room/ snug layout. There is also access from the hall to a cellar, which is divided into three compartments.

To the first floor there are three double bedrooms and a family bathroom, along with a door providing access to a staircase leading to the second-floor bedroom, which benefits from an en-suite shower room.

To the front of the property there is off-street parking, along with side access leading to a low-maintenance paved and gravelled rear courtyard garden, which could easily be converted back to a lawned garden with planted borders.



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Total area: approx. 163.6 sq. metres (1761.1 sq. feet)



0115 841 1155

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### Interested in this home?

Contact the FHP Living Team on 0115 841 1155

23 Bridgford Road  
West Bridgford  
Nottingham  
NG2 6AU

1 Weekday Cross  
The Lace Market  
Nottingham  
NG1 2GB

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	75
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

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